

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REVEREND ARNOLD BROWNE, PASTOR
OF THE BEULAH PILGRIM HOLINESS CHURCH
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF 457-459 BLUE HILL AVENUE
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Reverend Arnold Browne, Pastor of the Beulah Pilgram Holiness Church has expressed an interest in and/or have submitted a satisfactory proposal for the development of 457-459 Blue Hill Avenue in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Reverend Arnold Browne, Pastor of the Beulah Pilgram Holiness Church be and hereby is finally designated as Redeveloper of 457-459 Blue Hill Avenue in the Washington Park Urban Renewal Area.
2. That it is hereby determined that Reverend Arnold Browne, Pastor of the Beulah Pilgrim Holiness Church possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Reverend Arnold Browne, Pastor of the Beulah Pilgram Holiness Church for the development of 457-459 Blue Hill Avenue conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying 457-459 Blue Hill Avenue to Reverend Arnold Browne, Pastor of the Beulah Pilgram Holiness Church, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

WASH PARK MA R 2
BLUE HILL AVE AREA

457-459
Blue Hill Ave



SPECIFICATIONS AND PLANS
FOR
457-459 BLUE HILL AVENUE
DORCHESTER, MASSACHUSETTS

ARCHITECTURAL

Demolition and Repairs

1. Remove existing window, louvers and doors at west wall, block up openings with material to match. Apply exterior wall insulation and finish system to wall. Install new 3' x 7' metal doors and frames.
2. Repair, rebuild where necessary and paint masonry walls.
3. Install new 4-ply tar and gravel roof.
4. Install new gutters, flashing and conductors.
5. Paint trim complete.
6. Remove exterior front wall, including windows, doors and wood base except stone piers and fascia.
7. Remove all debris from basement and ground floor, paint walls and ceiling.
8. Remove existing stairs to basement and frame opening for the installation of new floor to match existing.
9. Remove existing floor and frame as shown on plan and prepare opening to receive new stairs.
10. Painting
 - a) All painting work will be of decorator grade, of first quality throughout, and applied only to surfaces which have been expertly prepared.
 - b) The initial painting will be a three-coat operation, with all materials to be of nationally known manufacturer such as Devoe, Benjamin Moore, Dupont, Pittsburgh or an equal. All colors will be as selected.
11. Exterior wall at Blue Hill Avenue shall be split rib block sheathing, metal, or wood studs, insulation and gypsum wallboard.
12. Fenestration

Windows will be one inch insulating glass in frame with durandic finish.

13. Doors

- a) Exterior doors and framing on Blue Hill Avenue shall be Kawneer Company, Inc. Tri-Fab "450" incorporating Kawneer "190" doors or approved equal.
- b) Exterior door at rear shall be hollow metal door full - flush - hollow steel construction (16 gauge). Metal frames shall be 14 gauge.
- c) Interior doors shall be hollow metal door with frames.
- d) Hardware

Heavy duty, including cylindrical lock set, ball bearing hinges, surface-mounted over head closers and all other required items, locks, shall have interchangeable covers by Best or equal and shall be mastered keyed per owner requirements. Finish to be US 10 (satin bronze).

14. Ceilings

Ceilings shall be 24" x 48" rigid non-combustible acoustical panels with minimum NRC rating of .85 supported by exposed tee-bar grid system by Armstrong or approved equal.

15. Interior Walls

New wall shall be 1/2" gypsum wallboard on 2 x 4 wood studs.

- 16. Install aluminum roll-up security grills on Blue Hill Avenue.

- 17. Install new 5/8" gypsum wallboard ceiling in basement.

HEATING

- 1. Install new heating plant and new radiation. Install a new plumbing system, including supplies, waste and vents.
- 2. Insulation

Sheet metal will be insulated with 1" thick fiberglass and vapor sealed.

3. Diffusers and Grilles will be made by Titus or equal.
4. Controls will be packaged with the equipment and a remote thermostat.

PLUMBING

1. Domestic Water System
 - 1.1 The domestic hot and cold water system shall be extended from the boiler room.
2. Soil and Waste System
 - 2.1 All interior soil and waste shall be brought down in the building and connected to the existing soil and waste.
3. Equipment Connections
 - 3.1 Final connections to equipment furnished and/or installed under other sections requiring water or waste shall be completed under this section.
4. Plumbing Fixtures
 - 4.1 P-1 Water Closet - vitreous china, wall-hung with carrier fitting, exposed flush valve, black open-fronted seat.
 - 4.2 P-3 Lavatory - 20" x 18" vitreous china, wall-hung carrier support with concealed arms, center set supply with aerator and lift-up waste.
5. Toilet Accessories
 - 5.1 Toilet accessories such as tissue dispensers, towel dispensers, sanitary napkin dispensers, soap dispensers, mirrors, waste receptacles, shall be furnished under other sections and installed under this section.

OUTLINE ELECTRICAL SPECIFICATIONS

1. The work covered by these specifications consist of furnishing all labor, equipment, materials and incidentals, and in performing all operations in connection with the installation of the complete electrical systems as herein specified and as shown on the drawing.

2. It is not the intent that the drawings shall show every junction box, conduit, wire, fitting, device, accessory, etc., but the Contractor shall be required to furnish without additional expense all transportation, labor and materials necessary to complete the electrical systems in accordance with the best practice of the trade.
3. Unless otherwise specified, materials of the same classifications, used for the same purpose shall be the product of the same manufacturer.
4. The work shall include furnishing and installing the following items:
 - a) Branch Circuits for Lighting and Motors
 - b) Duplex Receptacles
 - c) Telephone Outlets
 - d) Lighting Fixtures (Interior)
 - e) Lighting Fixtures (Exterior) High Pressure Sodium with Photo-Cell
 - f) Conduit or BX
 - g) Wire and Cable THHN 75°C for Branch Circuits 90°C for Feeders
 - h) Panelboards - One for Each Unit (9)
 - i) Multi-Metering Equipment 3Ø 4 Wire 120/208V
 - j) Fire Detection System
 - k) Door Buzzer
 - l) New Service 800A 120/208A 3Ø 4 Wire
5. Furnish and install complete lighting systems including panelboards, lighting fixtures, switches and all necessary accessories and appurtenances required as hereinafter specified and shown on the Drawings.
6. All work shall be in accordance with the National Electric Code and shall be constructed in accordance with the latest edition of the Underwriters' Laboratories "Standards for Safety, Electric Lighting Fixtures". All lighting fixtures shall be Underwriters' Laboratories labeled.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹Revised

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: REVEREND ARNOLD BROWNE, PASTOR
BEULAH PILGRIM HOLINESS CHURCH
- b. Address and ZIP Code of Redeveloper: 615 WARREN STREET, ROXBURY, MASS. 02121
- c. IRS Number of Redeveloper: 04-2633704

RECEIVED

JUN 19 1981

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF CENTRAL REHABILITATION

in R-24 WASHINGTON PARK URBAN RENEWAL AREA

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON

, State of MASSACHUSETTS

is described as follows²

Land and Buildings Numbered 457 to 459 Blue Hill Avenue, to be rehabilitated in accordance with the attached plans and specifications as outlined and is consistent with Area Revitalization Program for the Grove Hall Area as well as the Urban Renewal Plan.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.☒ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

N/A

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
See attached list.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.
N/A

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):
N/A

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:
See attached list.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

N/A

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ None
- b. Cost per dwelling unit of any residential redevelopment. \$ None
- c. Total cost of any residential rehabilitation \$ None
- d. Cost per dwelling unit of any residential rehabilitation \$ None

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

Not Applicable

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Not Applicable

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Not Applicable

CERTIFICATION

I (We)¹ BEULAH PILGRIM HOLINESS CHURCH

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: June 18, 1981

Dated: June 18, 1981

ARNOLD BROWNE

Signature

PRESIDENT

Title

615 WARREN STREET, ROXBURY, MA 02121

Address and ZIP Code

JOSEPHINE RYNER

Signature

SECRETARY

Title

111 QUINCY STREET, ROXBURY, MA 02121

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

June 18, 1981

Mr. Robert Ryan, Director
Boston Redevelopment Authority
City Hall Plaza
Boston, Ma 02201

Dear Sir:

We are writing to you to request that the Boston Redevelopment Authority take the necessary action to make the final designation, as Developer of the Property located at 357-359 Blue Hill Avenue, Roxbury, Mass. We received a tentative designation on April 30, 1981.

I have enclosed copies of letters indicating that adequate funds are available to complete the necessary renovation to the above described work and we are anxious to move as soon as possible. We are participating with the Neighborhood Council, Freedom House and other developers in revitalizing the Grove Hall Area and we feel that the Church should take the lead in moving ahead to show our commitment and confidence that the Grove Hall Area can and will be turned around.

Sincerely,

Arnold Browne,
Pastor

BEULAH PILGRIM HOLINESS CHURCH
615 WARREN STREET
ROXBURY, MASS 02121

Enclosures

MASSACHUSETTS CO-OPERATIVE BANK

1442 DORCHESTER AVENUE

DORCHESTER, MASS. 02122

PHONE: 825-5555

EDWARD W. O'HEARN

1950 1973

PATRICK E. O'HEARN

PRESIDENT

May 28, 1981

To whom it may concern:

This is to inform that the Beulah Pilgrim Holiness Church of
615 Warren St., Roxbury, Mass. 02121 (Arnold Browne, Pastor)
has accounts with this bank. The current balance as of this
date is \$47,550.36

Very truly yours,

MASSACHUSETTS COOPERATIVE BANK



Joseph A. Curley
Treasurer



GROVE HALL SAVINGS BANK

35 WASHINGTON STREET

BRIGHTON, MASSACHUSETTS 02146

(617) 731-1900

EDWARD S. LEBOWICH, PRESIDENT
THOMAS R. VENABLES, TREASURER

June 19, 1981

To Whom it may concern:

This is to inform you that Grove Hall Savings Bank holds two accounts with the Beulah Pilgrim Holiness Church with balances of \$30,000.

Very truly yours,

Irving Adams
Assistant Vice President

IA:jfr

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: REVEREND ARNOLD BROWNE, PASTOR
BEULAH PILGRIM HOLINESS CHURCH
- b. Address and ZIP Code of Redeveloper: 615 WARREN STREET, ROXBURY, MA 02121

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(NAME OF LOCAL PUBLIC AGENCY)

in WASHINGTON PARK URBAN RENEWAL AREA R-24

(NAME OF URBAN RENEWAL OR REDEVELOPMENT PROJECT AREA)

is in the City of BOSTON, State of MASSACHUSETTS,
is described as follows:

Land and Buildings Numbered 457 to 459 Blue Hill Avenue to be rehabilitated in accordance with the attached plans and specifications as outlined and is consistent with the Area Revitalization Program for the Grove Hall Area as well as the Urban Renewal Plan.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

See attached letter of Loan Commitment from Grove Hall Savings Bank and Letter from the Merchants Co-operative Bank.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

<u>NAME, ADDRESS, AND ZIP CODE OF BANK</u>	<u>AMOUNT</u>
MERCHANTS Co-operative Bank (letter attached)	\$47,000.00
GROVE HALL SAVINGS BANK (letter attached)	30,000.00

b. By loans from affiliated or associated corporations or firms:

<u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u>	<u>AMOUNT</u>
	\$

Not Applicable

c. By sale of readily salable assets:

<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
	\$	\$

Not Applicable

7. Names and addresses of bank references:

Merchants Co-operative Bank, 125 Tremont Street, Boston, Mass

Grove Hall Savings Bank, 35 Washington Street, Brookline, Mass

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6. and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

The building that currently houses the Church was formerly a Savings Bank and offices was converted to a church under the direction of the Pastor Reverend Arnold Browne and was completed 8 years ago.

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work: George Prescod, General Contractor and owner of G.P. Remodeling Co, 12 Wales Street, Dorchester, Mass .

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

None

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

Not Applicable

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$200,000.00 average amounts over this period.

General description of such work:

General remodeling work, Store Front Improvements
General Carpentry Driveways and Garages.

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

\$

Currently renovating a residential property for the Pastor of the church job will be completed by July 1, 1981.

b. If
cc
wc
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24

6/24/81

G.P. Remodeling
not in Yellow page
George Prescod not in
phone book

10. Other
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Monday, March 24 84 282

Supervise
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a. Name and address

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?
If Yes, explain:

☐ YES ☒ NO

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$200,000.00 average amounts over this period.

General description of such work:

General remodeling work, Store Front Improvements
General Carpentry Driveways and Garages.

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
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Currently renovating a residential property for the Pastor of the church
job will be completed by July 1, 1981.

AWARDING AGENCY

AMOUNT

DATE OPENED

N/A

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Construction Supervision being provided by the Pastor of the Church with previous construction experience.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4c) are attached hereto and hereby made a part hereof as follows:

N/A.

CERTIFICATION

I (We) BEULAH PILGRIM HOLINESS CHURCH

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: June 18, 1981

Arnold Browne
ARNOLD BROWNE

Signature

PRESIDENT

Title

615 WARREN STREET, ROXBURY, MASS 02121

Address and ZIP Code

Dated: June 18, 1981

JOSEPHINE RYNER

Signature

SECRETARY

Title

111 QUINCY STREET, ROXBURY, MA 02121

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

July 9, 1981

MEMORANDUM

4094

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA, MASS. R-24
457-459 BLUE HILL AVENUE
FINAL DESIGNATION OF REDEVELOPER

On April 30, 1981, the Beulah Pilgrim Holiness Church was tentatively designatd as Redeveloper of 457-459 Blue Hill Avenue. The Reverend Arnold Browne is the Pastor of said church and will be responsible for administrating the development of this rehabilitation project.

The proposed development calls for the rehabilitation of a vacant one-story structure into church related space on approximately 3,918 square feet of land. The plan calls for a new vestibule, kitchen and multi-purpose space with new plumbing and heating. The cost of this work is estimated at \$60,000.00. Final Working Drawings and Specifications have been approved by the Urban Design Department and Rehabilitation Department. The firm of Harris and Davis Inc. will perform the necessary architectural work.

Adequate funds for the rehabilitation of the structure are available from private accounts held by said church, currently with the Massachusetts Co-operative Bank and Grove Hall Savings Bank.

The Beulah Pilgrim Holiness Church is participating with the Neighborhood Council, Freedom House and other BRA tentative developers in revitalizing the Grove Hall area. The church will be the first in taking steps in moving forward to show their commitment and confidence that the Grove Hall area will be revitalized once again.

Therefore, it is recommended that the Authority adopt the attached Resolution approving the Final Designation of Reverend Arnold Browne of the Beulah Pilgrim Holiness Church as Redeveloper of 457-459 Blue Hill Avenue in the Washington Park Urban Renewal Area.